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ATTORNEYS AT LAW
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6/28/06 9:33:13
BK 532 PG 562
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

DOROTHY LARNETTA DRAKE TINKLE, GRANTOR

TO

WARRANTY DEED

JOHN M. M. CALDWELL and wife,
LEE PERKINS CALDWELL, GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, Dorothy Larnetta Drake Tinkle, hereby sells, conveys, and warrants unto the Grantees, John M. M. Caldwell and Wife, Lee Perkins Caldwell, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

See Exhibit "A" Attached Hereto

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for the year 2006 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon execution of this Warranty Deed.

EXECUTED this the 27 day of June, 2006.

Dorothy Larnetta Drake Tinkle
Dorothy Larnetta Drake Tinkle,
Grantor

WBB

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STATE OF MISSISSIPPI
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Dorothy Larnetta Drake Tinkle, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 27 day of June, 2006.

Melanie Mary Hays
Notary Public

My Commission Expires:

12/04/09

GRANTOR'S ADDRESS: P.O. Box 126, Nesbit, MS 38651
Home #: (662) 429-2785 Bus #: () _n/a_

GRANTEE'S ADDRESS: 1550 Nesbit Rd., Nesbit, MS 38651
Home #: (662) 429-1434 Bus #: () _n/a_

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
2540 Highway 51 South
Hernando, MS 38632
662-429-5277
901-521-9292
1743br Tinkle to Caldwell Warranty Deed

EXHIBIT A

Ten (10) acres more or less, being the South Half of a tract in the Northeast Quarter of Section 26, Township 2, Range 8 West, more particularly described as beginning 17.64 chains west of the Northeast corner of said Section 26, at the west boundary line of the Illinois Central Railroad right-of-way; thence West 22.236 chains to the Northwest corner of the Northeast Quarter of said Section 26, Township 2, Range 8 West; thence due South 8.50 chains to a stake; thence East 24.50 chains to the West boundary of said Illinois Central Railroad Company's right-of-way; thence in a northerly direction along the west boundary of said railroad right-of-way to the beginning, containing 20 acres, more or less.

LESS AND EXCEPT FROM SAID 20 ACRES, THE FOLLOWING:

Beginning at the Northwest corner of the Northeast Quarter of Section 26, Township 2 South, Range 8 West; thence South 89 degrees 58 minutes 43 seconds East, along the North line of said Section a distance of 65.91 feet to a point; thence South 40 degrees 40 minutes 58 seconds West a distance of 54.43 feet to a point; thence South 65 degrees 21 minutes 09 seconds West a distance of 20.86 feet to a point; thence North 89 degrees 58 minutes 43 seconds West a distance of 11.48 feet to a point; thence North 00 degrees 01 minutes 17 seconds East a distance of 50.00 feet to the Point of Beginning, containing 0.050 acres, more or less.